



Magnolia, Mississippi.

Current market data.

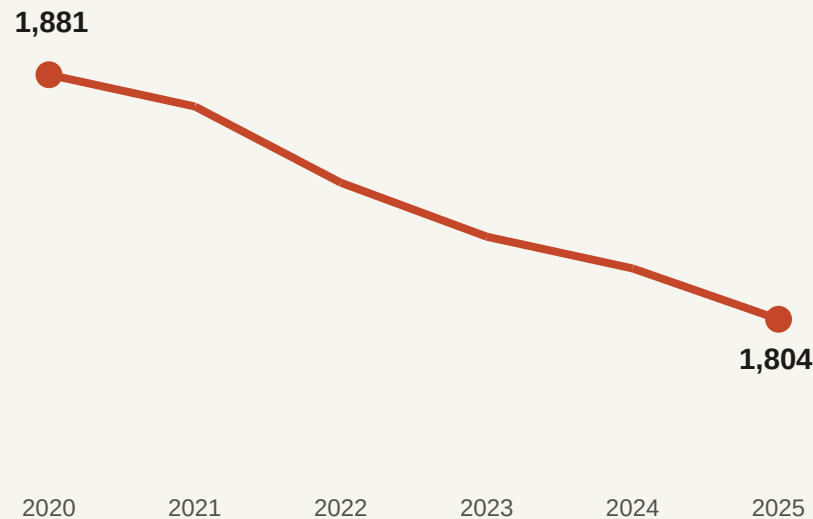
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.1% since 2020.

1,804

people, the 103rd-largest of Mississippi's cities and towns.



THE WORKDAY

9 in 10 jobs here go to people who live somewhere else.

93.0%

of 1,435 jobs located in Magnolia are filled by in-commuters.



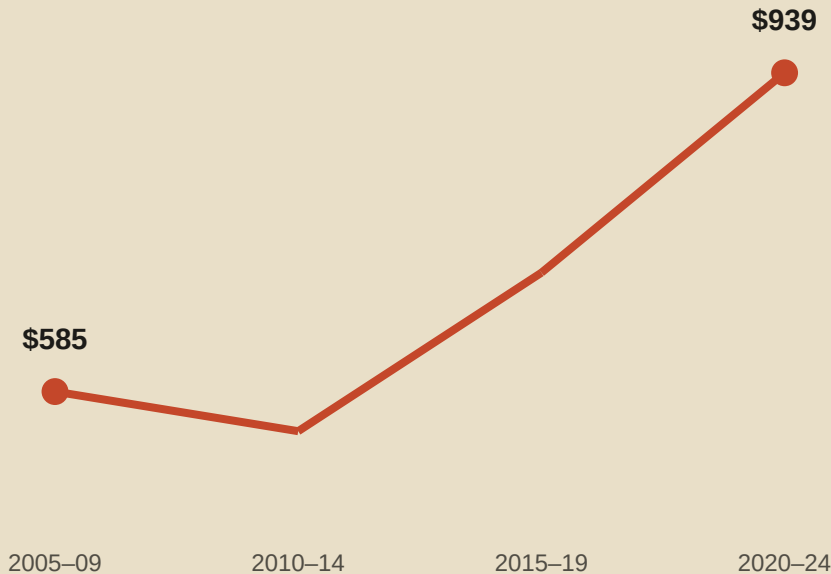
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 61%
since the 2005–2009
survey, before inflation.

\$939

a month. Mississippi's median is \$954.





THE SEAM

Cross one tract line and median rent jumps \$511.

A \$511 gap between neighbors, the sharpest rent edge between adjacent tracts in Pike County.

TRACT 9506.02

\$576

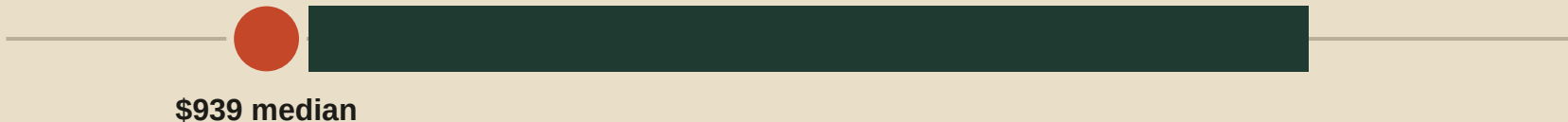
TRACT 9501.03

\$1,087

ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$959–\$1,439



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

3

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.3% to the 1,103 homes here.

1–14

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 57%
less than Mississippi's.

\$72,500

median home value in Magnolia.

Magnolia



\$72,500

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS MAGNOLIA'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/ms/magnolia/**](https://almanacdata.ai/e/ms/magnolia/)

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